

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 24, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-26129 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LANDRY'S RESTAURANTS, INC. - OWNER: L G E INC. ET AL. -
Request for a Major Amendment to an approved Site Development Plan Review (SDR-11705) TO RELOCATE THE PROPOSED HOTEL TOWER, TO REDUCE THE TOWER HEIGHT TO 272 FEET, TO REDUCE THE NUMBER OF GUEST ROOMS TO 505, TO INCLUDE ADDITIONAL PARCELS AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS TO PROVIDE A THREE-FOOT WIDE AMENITY ZONE AND A SEVEN-FOOT WIDE SIDEWALK WHERE A FIVE-FOOT WIDE AMENITY ZONE AND A TEN-FOOT WIDE SIDEWALK IS REQUIRED on 6.38 acres at 129 Fremont Street (APNs 139-34-111-039 thru 044, 139-34-210-032), C-2 (General Commercial) Zone, Ward 3 (Reese)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Support Postcard
7. Submitted after meeting – Recordation notice of Planning action and conditions of approval

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

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DOUG RANKIN, Planning and Development Department, explained that any reduction in size by more than 10 percent of an approved Site Development Plan Review (SDR) requires a major amendment. He stated the item was in order and recommended approval.

CHRIS KAEMPFER and JOANNE BECKETT, 15 Wildridge Court, General Counsel, appeared on behalf of the applicant. MR. KAEMPFER thanked staff for working with his client and explained the application was a reduction in the height, the rooms, square footage and an increase in parking and increase in the overall area when compared to the originally approved SDR. He requested approval as the Golden Nugget is a destination resort and parking would not be an issue.

TODD FARLOW, 240 North 19th Street, thanked the Golden Nugget for bringing this project to the City. In response to MR. FARLOW'S question, MR. KAEMPFER pointed out where the project would be located.

COMMISSIONER DUNNAM expressed his support of the project as the applicant was adding parking.

MR. KAEMPFER informed COMMISSIONER STEINMAN that the number of rooms was being reduced to better reflect what could be supported by the current market. MR. KAEMPFER explained the reduction was not large and MS. BECKETT stated it was a reduction of 90 rooms.

COMMISSIONER TROWBRIDGE applauded the applicant for making such a significant improvement to the area.

CHAIRMAN GOYNES declared the Public Hearing closed.